175.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,300 / 764,300
					USE VALUE:	764,300 / 764,300
					ASSESSED:	764,300 / 764,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O HAGAN RONAN C
Owner 2:	O HAGAN-JACQUES SUZANNE
Owner 3:	
Street 1:	11 NICOD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOUZOUIAN ALEXAN S & ARPI -
Owner 2:	-
Street 1:	11 NICOD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	344,300		420,000	764,300
Total Card	0.138	344,300		420,000	764,300
Total Parcel	0.138	344,300		420,000	764,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.55 | /Parcel: 353.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117475
GIS Ref:
GIS Ref:
Insp Date: 04/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,300	0	6,000.	420,000	764,300	764,300	Year End Roll	12/18/2019
2019	101	FV	266,300	0	6,000.	414,000	680,300	680,300	Year End Roll	1/3/2019
2018	101	FV	235,700	0	6,000.	318,000	553,700	553,700	Year End Roll	12/20/2017
2017	101	FV	235,700	0	6,000.	300,000	535,700	535,700	Year End Roll	1/3/2017
2016	101	FV	235,700	0	6,000.	276,000	511,700	511,700	Year End	1/4/2016
2015	101	FV	221,100	0	6,000.	258,000	479,100	479,100	Year End Roll	12/11/2014
2014	101	FV	221,100	0	6,000.	237,600	458,700	458,700	Year End Roll	12/16/2013
2013	101	FV	221,100	0	6,000.	237,600	458,700	458,700		12/13/2012

!13669!

PRINT

Date	Time
12/11/20	03:35:37

LAST REV

Date	Time
07/25/18	10:14:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13669

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOUZOUIAN ALEXA	1277-31		11/24/2003		442,500	No	No		
GARMAN MARK A	1206-100		6/15/1999		285,000	No	No		
HONIGBERG MARTI	1138-4		2/15/1995		212,500	No	No		Y

USER DEFINED

Prior Id # 1:	117475
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1306	Heat App	10,000	C				
7/18/2017	904	Addition	300,000	O				16.7x12.3 addition
8/16/2007	702	Renovate	34,430	C		G9	GR FY09	re- do bath constr

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	Measured	DGM	D Mann
4/26/2018	Permit Visit	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
3/20/2009	Inspected	189	PATRIOT
11/15/2008	Measured	336	PATRIOT
6/19/2000	MLS		
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26728392
Const Adj.:	0.99989998
Adj $ / SQ:	133.052
Other Features:	112259
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385934
Depreciation:	41681
Depreciated Total:	344253

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

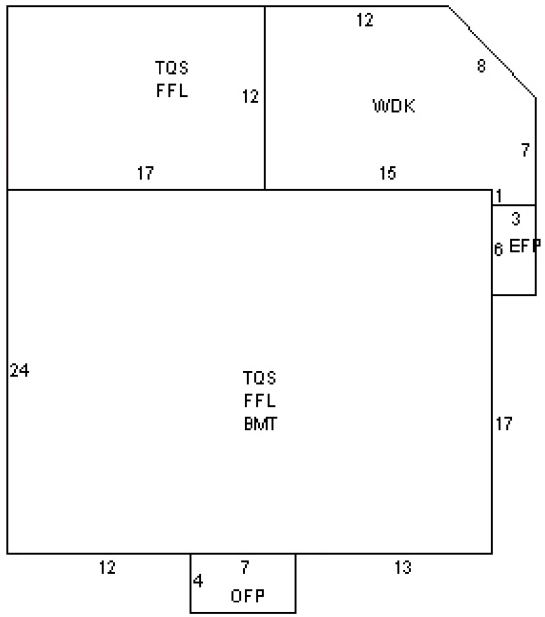
No Unit	RMS	BRS	FL
1	6	3	m
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.05
Special Features:	0	Val/Su Net:	126.77
Final Total:	344300	Val/Su SzAd	202.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	133.050	129,326
BMT	Basement	768	55.480	42,611
TQS	3/4 Story	729	133.050	96,995
WDK	Deck	201	10.970	2,206
OFP	Open Porch	28	44.000	1,232
EFP	Enclos Porch	18	72.590	1,307

Net Sketched Area:	2,716			Total:	273,677
Size Ad	1701	Gross Are	2959	FinArea	2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 x 8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	